



**DELHI DEVELOPMENT AUTHORITY**  
(MASTER PLAN REVIEW SECTION)  
6<sup>TH</sup> FLOOR: VIKAS MINAR  
NEW DELHI: 110002; Ph. No.-23379731

F-1(39)2012/DIR(Plg.)MPR & TC/

Date: 04.03 .2013

**Sub: Minutes of the 2<sup>nd</sup> Meeting of Management Action Group on "Slum Rehabilitation and Social Housing" for Review of MPD-2021**

Second Meeting of Management Action Group (MAG) on "Slum Rehabilitation and Social Housing" was held on 15.01.2013 under the Chairmanship of Secretary (Land & Building), Govt. of NCT of Delhi, at Conference Hall, B-Block, Vikas Bhawan, I.P. Estate, New Delhi. The copy of the approved minutes are enclosed herewith for further necessary action.

**(I.P. Parate)**

**Director (Plg.) MPR & TC**

Copy to:

- |   |          |
|---|----------|
| 1. Secretary (Land & Building.)           | Chairman |
| 2. Chief Executive Officer, DUSIB, GNCTD. | Member   |
| 3. Commissioner (Plg), DDA                | Member   |
| 4. Chief Architect, NDMC.                 | Member   |
| 5. Addl. Commissioner (Plg) MPR & AP, DDA | Member   |

**CO-OPTED EXPERT MEMBERS**

6. Director, National Institute of Urban Affairs.
7. Prof. Neelima Risbud, SPA, New Delhi.
8. Sh.K.R.Hingorani, Suptdg.Engineer, CC-3,DDA.



**DELHI DEVELOPMENT AUTHORITY**  
(Master Plan Review Section)  
6<sup>th</sup> Floor: Vikas Minar, New Delhi – 110002  
Phone No. (011)23379731

**No. F-1(39) 2012/Dir.(Plg.) MPR/TC/**

Date: 04 .03.2013

**Sub: Minutes of the 2<sup>nd</sup> Meeting of Management Action Group on “Slum Rehabilitation and Social Housing” for Review of MPD-2021**

Second Meeting of Management Action Group (MAG) on “Slum Rehabilitation and Social Housing” was held on 15.01.2013 under the Chairmanship of Secretary (Land & Building), Govt. of NCT of Delhi, at conference room, **B-Block, Vikas Bhawan, I.P.Estate, New Delhi**. The following members / Special Invitees attended the meeting:

- |   |          |
|---|----------|
| - Secretary (Land & Building), GNCTD      | Chairman |
| - Chief Executive Officer, DUSIB, GNCTD   | Member   |
| - Addl. Commissioner (Plg.) MPR & AP, DDA | Member   |
| - Chief Engineer, DUSIB, GNCTD.           |          |
| - Addl. Secretary (L&B), GNCTD            |          |
| - Pr. Director (RAY), DUSIB, GNCTD        |          |
| - Director (Plg.) MPR&TC, DDA             |          |

Addl. Commissioner (Plg.) MPR & AP, DDA explained the process and various stages of review of MPD-2021. The recommendations of the MAG will be placed before the Advisory Group, under the Chairmanship of Hon’ble Lt. Governor.

**a) Confirmation of the minutes of 1<sup>st</sup> meeting of MAG held on 05.03.2012**

As there were no observations/ recommendations on the minutes of the 1<sup>st</sup> meeting of MAG held on 05.03.2012, the minutes were deemed to have been confirmed.

**b & c) Action taken note of 1<sup>st</sup> meeting of MAG held on 05.03.2012**

Consultant (Plg.) DUSIB has submitted suggestion/observation on Slum & JJ Redevelopment. Copy of the same is enclosed herewith for observation/ suggestions. These will be discussed in the next meeting of this MAG.

d) Specific issues & suggestions mentioned in the agenda were taken up for discussion.

Sl	Diary No. & Name	Issue / Suggestions	Observations of MAG
<b>A</b>	<b>Suggestions by DSIIDC</b>		
1-3	<p><b>1733, 1770, 3976</b> Delhi State Industrial &amp; Infrastructure Development Corporation Ltd. (DSIIDC) N-36, Bombay Life Building, Connaught Place, N Delhi-11</p>	<p><b>Development Control Norms for EWS / Social Housing:</b> Separate Development Control Norms for EWS housing and slum relocation to be incorporated in MPD 2021. In absence of specific norms for EWS Housing, DSIIDC is facing issues with sanctioning of buildings with the Local Body.</p> <p><b>Community Work Centres (CWC)</b> Sub para (B) of 7.6.1.1 shall be amended as follows:  <i>"Land use for community work centres site for which land was allotted to DSIIDC in different resettlement colonies by the Slum and JJ Department of DDA in 1976 onward shall be industrial."</i></p> <p>Development Control Norms shall be made clearer by prescribing Table 7.3 /notification no- SO 683 dated 01/4/2011 for CWC/flatted factory sites.</p> <p>CWC/flatted factory sites shall be incorporated in Zonal Development Plans in coordination with DSIIDC.</p> <p>Provisions for CWC have been made in MPD-2001, but the same has been omitted in MPD-2021. They shall be incorporated in MPD-2021.</p>	<p><b>Development Control Norms for EWS / Social Housing:</b> DSIIDC Officers informed that MCD has requested DDA for making specific Development Control Norms for EWS Housing. These norms are in the process of examination by HUPW and Development Control Wing, DDA with reference to EWS Housing undertaken by DDA.</p> <p><b>Action: Chief Architect, HUPW, DDA Director (DC), DDA</b></p> <p>Arising out of discussion, the officers from GNCTD suggested that the EWS Housing undertaken by all Government Agencies in Delhi may give preference to allotment for rehabilitation of slum-dwellers from JJ Clusters.</p> <p><b>Community Work Centres (CWC)</b> Following is the provision in MPD-2021: <b>7.6.1.1 (b)</b> The approved Work-cum-Industries Centres, Service Centres etc., where development has been undertaken in accordance with the land use/ earlier Master Plans shall continue to be industrial subject to conformity with provisions stipulated.</p> <p>MAG was informed that these suggestions are related to Development Control and land use, hence, will be placed before the MAG on 'Common Platform for Building Approvals'.</p>

		<p><b>Building height:</b> Norms for maximum permissible building height are stated differently in MPD-2021 and Delhi Fire Service Act, 2010. Fire Norms shall be relaxed.</p>	<p><b>Building height:</b> DDA officers informed that a meeting was held under the Chairmanship of Chief Secretary, Delhi regarding problems faced due to incorporation of IS-8888 in Delhi Fire Service Act, 2010. The meeting was coordinated by DSIIDC and attended by DFS, BIS, DDA etc. officers. DSIIDC to coordinate with BIS for action to be taken by BIS/DFS as decided in the meeting.</p> <p><b>Action: Senior Architect, DSIIDC</b></p> <p>MAG was further informed that the issue of IS-8888 has been discussed in the 4<sup>th</sup> meeting of MAG on 'Common Platform for Building Approvals' dated 5<sup>th</sup> July 2012, with following observations.</p> <p><i>"This is regarding standard design for 25.0 sq.yd. (21.46 sq.m) plot and as per 283rd meeting held on 24.09.2009 decisions to insert 'norms of IS-8888 formulated by BIS for low income housing' in MPD-2021. It was informed that in MPD-2001, following provision was given in case of Low Income Housing:</i></p> <p><i>'The norms of IS-8888 code formulated by the BIS shall be applicable for Low Income Housing which provide a maximum net density upto 300 DUs/ha.'</i></p> <p><i>It was observed that in some cases BIS code is advisory and not mandatory. The norms regarding room size provided in IS-8888 code be incorporated in MPD-2021 for EWS housing.</i></p> <p><i>Chief Architect, DDA to study the provisions in the latest code and its implications in relation to EWS Housing undertaken by DDA for taking a final decision."</i></p> <p><b>Action: Chief Architect, HUPW, DDA</b></p>
<b>B</b>	<b>Special Building Code for Special Areas, Villages, Slum &amp; JJ Redevelopment Colonies</b>		
6	<p><b>2221</b> R .C . Kinger , Executive Director, Indian Building Congress , New Delhi</p>	<p>Building codes/ Regulations should be separate for different areas viz. walled city, bungalow area, urban village, resettlement colony, slum pockets etc.</p>	<p>The MAG was informed that Local Bodies are already in the process of preparation of 'Local Area Plan', 'Special Area Redevelopment Plan'. Local Bodies are</p>

7	<b>2255</b> Indian Building Congress Sector-6, R.K. Puram, New Delhi-22 info@ibc.org.in	Separate building codes are required for different areas of Delhi like Walled city, Bungalow Area, Urban villages, resettlement and JJ colonies, slum pockets. DDA should prepare Zonal Plan, plans for urban villages and resettlement & JJ clusters and prepare project plans. MCD should prepare area plans and ward plans; plans for slums on digital data base and make them available in public. Concerned authorities should complete the project in a time bound manner.	responsible for preparation of 'Village Development Plan'. Building Norms in such areas shall be dealt as per the respective plans, thus prepared.  <b>Action: Chief Town Planner, SDMC</b>
<b>C Others</b>			
9	<b>3736</b> Sh. Naseeb Singh, MLA, Village Gazipur, C-2, Delhi- 96	Developing slums on 'as is where is' basis to make them more habitable.  EWS Housing projects identified and proposed to be developed by DDA shall be transferred to the Slum & JJ Development Deptt. of GNCTD / DUSIB.	As per MPD-2021, para 3.3.1.3, In-situ up-gradation of the land pockets of slum and JJ Clusters, which are not required for public/ priority use is the first option for provision of affordable housing for rehabilitation of squatters. The suggestion given by the Hon'ble DDA member needs to be examined administratively by Engineering Wing, DDA.  <b>Action: Director (Works), E.M. Office, DDA; Supdt. Engg. CC-III, DDA</b>
10	<b>1740</b> Sh. Ashok Bhasin, Chairman, North Delhi Residents Welfare Federation, 1618, Main Chandrapal Road, Delhi-7	Accommodation and facilities shall be provided to the slum-dwellers of the Katras in Malka Ganj. The area shall be re-structured with four-storeyed buildings. Ownership rights of sub-divided properties in these Slum-Katras are ambiguous, and shall be resolved.	As per the provisions of MPD-2021, North DMC is preparing Redevelopment Plan for Special Area. These aspects are to be examined as part of this exercise.  <b>Action: Chief Planner, North Delhi MC</b>

#### e) Other items

Members gave various suggestions and these are given in brief below:

- i) CEO, DUSIB suggested following actions for speedy implementation of the schemes related to Slum Rehabilitation.
  - The process of change of land-use in the land-pockets identified for Slum rehabilitation shall be expedited.
  - Appropriate policy of provision of land-ownership title to rehabilitated dwellers shall be formulated, so as to secure the living conditions in such rehabilitated colonies.
  - Enhanced flexibility shall be extended to organizations operating in the sector of slum rehabilitation and social housing in Delhi.
  - Single Window Clearance System shall be adopted for building approvals.
- ii) Chief Engineer, DUSIB noted that presently, only four storeyed EWS housing are proposed by DSIIDC. He suggested that multi-storied structures, of the order of G+12 and more storeys, may be permitted, as adopted successfully by MMRDA. Chief Engg., DUSIB has forwarded the Policy for Slum Redevelopment Schemes adopted by MMRDA.
- iii) The following are the observations of Secretary (L&B) and Addl. Secretary (L&B), GNCTD on Slum Rehabilitation and Social Housing for review of MPD-2021:-

**Unique position of Delhi as National Capital:-** Delhi besides being one the oldest historic cities of India has now emerged as ultra-modern capital city of city state which is marked by highest human development index among Indian as well as international metropolitan areas by way of highest lands per-capita consumption in India including highest availability of per-capita electricity, mode of public service transport including world class metro

railway etc. The demography of Delhi is marked by presence of sizeable urban population and urban parameters like high concentration of employment in Industrial, Commercial and Services sectors. These have made Delhi an international destination. The MPD-2021 has been attempting to continue the planning process in which a way that the urban rural divide does not impact the status of Delhi as the capital of the country as well as an emerging destination as city state.

Slum Rehabilitation and Social Housing is one of those major steps which have not yet found their place in planning process prominently. Hence, this aspect of urban planning also needs to be duly incorporated in MPD-2021.

It should be appreciated that Delhi being a favorite destination for all from all corners of the country and it has been flooded with sizeable migratory population, which is forced to stay in slums with poor human development index. Relocation of Slum and Social Housing thus occupies a place of prominence in the planning process.

While appreciating the need of relocation for a sizeable portion of population living under sub-human conditions, it is also imperative to note that the relocation should be controlled and regulated in such a way that the other sections of population are accorded space as well as scope for their future requirements. Slum Rehabilitation and Social Housing should be controlled and regulated effectively in terms of location, size, FAR & other planning norms.

Additionally, the land identified for such rehabilitation and social housing should be transferred in terms of title and ownership to a particular agency mandated with a mandate of creating rehabilitative and social housing so that land owning agency does not create any issues against such type of development. This should be followed by change in land use. Appropriate controls and regulatory mechanism to forestall attempts to transfer such accommodation/facilities by unscrupulous elements should be institutionalized so that any attempts for unauthorized transfer of title or possession/occupation are identified and stopped. Besides, a sustained awareness campaign should also be employed for this purpose.

The meeting ended with thanks to the Chair.



**(I.P.Parate)**

**Director (Plg.) MPR & TC**